




**WASHOE COUNTY  
SIERRA FIRE PROTECTION DISTRICT  
TRUCKEE MEADOWS FIRE PROTECTION DISTRICT**



**STAFF REPORT**

**Board Meeting Date: October 28, 2014**

CM/ACM   
Finance LC/VVB  
Legal BC  
Risk Mgt. DT  
HR N/A

**DATE:** October 9, 2015

**TO:** Board of County Commissioners  
Board of Fire Commissioners

**FROM:** Wendy Pitts, Washoe County Property Program Manager,  
Community Services Department, 328-2045 [wpitts@washoecounty.us](mailto:wpitts@washoecounty.us)  
Charlie Moore, Fire Chief  
Truckee Meadows Fire Protection District, 328-6123 [cmoore@washoecounty.us](mailto:cmoore@washoecounty.us)

**SUBJECT:** Adopt a Resolution declaring the intent of Washoe County, Truckee Meadows Fire Protection District and Sierra Fire Protection District to withdraw all use of the property commonly known as the Boomtown Fire Station, APN 038-120-10, including of all improvements, and relinquish all rights thereto back to the owner, PNK Development 7 LLC, due to the relocation of the fire station to the new Mogul location at 10201 W. Fourth Street; and other matters properly related thereto. (Commission District 5)

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**SUMMARY**

This Staff Report requests that all three Boards adopt the attached Resolution declaring the intent of Washoe County, Truckee Meadows Fire Protection District and Sierra Fire Protection District to withdraw all use of the property commonly known as the Boomtown Fire Station, APN 038-120-10, including of all improvements, and relinquish all rights thereto back to the owner, PNK Development 7 LLC, due to the relocation of the fire station to the new Mogul location at 10201 W. Fourth Street.

**Strategic Objective supported by this item:** Sustainability of our financial, social and natural resources.

**PREVIOUS ACTION**

None related to the control of the property at 100 Garson Rd.

**BACKGROUND**

Many years ago the property ownership provided this site for use by fire services through a verbal commitment to Nevada Division of Forestry (NDF) to enabling the establishment of a fire services location to serve the Verdi residents.

In 2006 NDF subsequently vacated its operation at this location and turned the site over to Sierra Fire Protection District for its service delivery. On July 1, 2012 Sierra Fire Protection District and Truckee Meadows Fire Protection District operations were subsequently merged and Truckee Meadows Fire

**BCC Agenda Item # 16**  
**BOFC Agenda Item # 12**

Protection District has used this facility until the relocation and opening of the new Mogul station #35 located at 105201 W. Fourth Street..

Staff wishes to acknowledge the cooperation and support of the Boomtown owners over the decades, including current parcel owner, PNK Development 7 LLC, and by Resolution provide a written notice of withdrawal and relinquishment of use of the parcel and its improvements.

**FISCAL IMPACT**

None for this action

**RECOMMENDATION**

Staff recommends the Board of County Commissioners Adopt a Resolution declaring the intent of Washoe County, Truckee Meadows Fire Protection District and Sierra Fire Protection District to withdraw all use of the property commonly known as the Boomtown Fire Station, APN 038-120-10, including of all improvements, and relinquish all rights thereto back to the owner, PNK Development 7 LLC, due to the relocation of the fire station to the new Mogul location at 10201W. Fourth Street; and other matters properly related thereto.

**POSSIBLE MOTION**

Should the Board agree with the recommendation, a possible motion would be:

“Move to adopt a Resolution declaring the intent of Washoe County, Truckee Meadows Fire Protection District and Sierra Fire Protection District to withdraw all use of the property commonly known as the Boomtown Fire Station, APN 038-120-10, including of all improvements, and relinquish all rights thereto back to the owner, PNK Development 7 LLC, due to the relocation of the fire station to the new Mogul location at 10201W. Fourth Street; and other matters properly related thereto..”

RESOLUTION BY:  
WASHOE COUNTY  
TRUCKEE MEADOWS FIRE PROTECTION DISTRICT  
SIERRA FIRE PROTECTION DISTRICT

A RESOLUTION DECLARING THE INTENT OF WASHOE COUNTY, TRUCKEE MEADOWS FIRE PROTECTION DISTRICT AND SIERRA FIRE PROTECTION DISTRICT TO WITHDRAW ALL USE OF THE PROPERTY COMMONLY KNOWN AS THE BOOMTOWN FIRE STATION, APN 038-120-10, INCLUDING OF ALL IMPROVEMENTS, AND RELINQUISH ALL RIGHTS THERETO BACK TO THE OWNER,, PNK DEVELOPMENT 7 LLC;  
AND ALL OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, Sierra Fire Protection District, the Truckee Meadows Fire Protection District, and at times Washoe County, have utilized a certain parcel of real property in Washoe County located at 100 Garson Road across from the Boomtown casino, known as Assessor's Parcel Number 038-120-10 ("Garson Parcel"); and

WHEREAS, decades ago the Nevada Division of Forestry and then the Sierra Fire Protection District followed in use by the Truckee Meadows Fire Protection District and Washoe County, obtained verbal commitments of use and improvement of the Garson Parcel for a fire station and storage from a previous parcel owner, and subsequent parcel owner(s) continued the verbal arrangement; and

WHEREAS, the fire station and other improvements located on the Garson parcel have seriously aged, and due to the completion of the new Truckee Meadows Fire Protection District's Station #35, known as the Mogul station, located at 10201 W. Fourth St., Reno, NV 89523, the station operation at the Garson Parcel has been relocated to the Mogul station, making the station at the Garson Parcel unnecessary and a burden upon the public interest to maintain; and

WHEREAS, Nevada Revised Statutes 474.470(7) and 244.290(1) authorize disposal of land when the governing bodies determine that the land or improvements are no longer needed and that disposal is in the best interest of the public, by formally adopting a Resolution so stating; and

WHEREAS, the cooperation of the Garson Parcel owners over the many years in support of the provision of fire and emergency medical services from that location has been critical to the West Reno and Verdi communities for decades and is deeply appreciated.

NOW, THEREFORE, be it so resolved by the governing boards of the Truckee Meadows Fire Protection District, the Sierra Fire Protection District, and Washoe County as follows:

1. Said governing boards do hereby find and declare that further use of the Garson Parcel and improvements is no longer needed and that it is in the best interests of the public to withdraw all use thereof and relinquish all rights thereto back to the Garson Parcel property owner, PNK Development 7 LLC, and further hereby declare their intent to do so by this Resolution.
2. Said governing boards further declare their immense gratitude and appreciation to the Garson Parcel owners over the years for their support and for the use of this parcel.
3. This action is hereby made without any payment or compensation from or to the Truckee Meadows Fire Protection District, the Sierra Fire Protection District and Washoe County.
4. This action relinquishes the Garson Parcel and its improvements back to the owner "as is where is".

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2014 by the following vote:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT  
SIERRA FIRE PROTECTION DISTRICT  
WASHOE COUNTY

\_\_\_\_\_  
David Humke, Chair

ATTEST:

\_\_\_\_\_  
Nancy Parent, Clerk